

**Staff Comments for the
DESIGN REVIEW BOARD**
May 22, 2014

3075 Bees Ferry Road

Staff Comments:

1. There have been a number of positive changes made to both the building and the site since the last submittal. Examples would be:
 - (a) The elimination of the pitched roof from the hyphen between the old and new building.
 - (b) The proportions of the windows and doors in the hyphen and addition of the transom above the doors.
 - (c) The windows and doors on the front of the sanctuary.
 - (d) The elimination of the EIFS and introduction of the GFRC.
 - (e) The elimination of the rustic porch on the existing metal building.
 - (f) The introduction of the metal roof which helps the sanctuary to better relate to the adjacent metal building.
 - (g) The scale and organization of the doors and windows on the South and West elevations.
 - (h) The reorientation of the driveway to align with the entrance to the sanctuary thus increasing the prominence of the sanctuary.
 - (i) Improvements to the landscape plan, bringing focus on the new building and deemphasizing the metal building.
2. The Crape Myrtles being used to screen the metal building should be substituted with an evergreen tree with branching lower to the ground. A possible substitute would be Little Gem Magnolias.
3. As a way to further the transition between the two buildings, the hyphen may be more successful if it were veneered with GFRC than brick. The GFRC could also have a vertical pattern relating to the vertical siding on the metal building.
4. As yet another way of tying the design together, the gabled covering above the door in the hyphen could become a flat awning relating to the existing flat awnings on the metal building.
5. Staff would like a list of a few locations to visit where this steeple or similar ones have been used before forming an opinion on the use of a pre-manufactured steeple.
6. Consider lowering the height of the hyphen or provide a better transition between it and the metal building.
7. Provide an on-site sample panel.

Staff Recommendation:

“Preliminary Approval” with the items re-studied as mentioned above.

Henry Tecklenberg Drive

Staff Comments:

1. Although there have been improvement made since the last submittal staff feels that more needs to be done. The enlargement of the bays and redesign of the porte-cochere are both an improvement.
2. Staff understands and appreciates the need and benefit of this facility, but its use should not result in the lowering of the architectural standards in this area.
3. Staff feels that this is one of the few areas of Charleston’s suburbs where a strong context has been established and that context needs to be upheld.

4. Instead of using small changes to an existing prototype, **staff feels that a fresh and bolder approach is needed.**
5. The core issues with the design of this building are its overwhelming size and mass, large dominating roof expanses, ratio of eave height to roof height, its literal residential look and lack of significant plane changes in the facades and footprint.
6. In an attempt to work with the general floor plan, one solution may be to allow the main block of the building to become a backdrop by downplaying it and allow enlarged bays, the porte-cochere and an enlarged and squared off dining area to be strongly featured. Squaring off the dining area would also eliminate the awkward clipped corner at the intersection of the North and East elevations.
7. Enlarged bays may allow for the creation of small courtyards between them. Windows could also be added to the sides of the bays. This was a very effective design feature on the ENT building across the street.
8. The roofs of the bays and porte-cochere could pitch backwards towards the building giving them more prominence and adding verticality to a very horizontal building.
9. The eave height of the main body of the building must be increased for the design to be at all successful.
10. The Henry Tecklenberg elevation is too utilitarian looking and need substantial restudy.
11. The PTAC units are an issue. They should either be eliminated or possibly integrated into the window design.
12. The brick water table on the main body of the building should be eliminated. It only serves to make the building look longer and eave height shorter. Materials should be used in a way to help emphasize verticality.
13. Generally, the building materials are ordinary or lower grade such as the vinyl windows, asphalt shingles, Hardi material and PTAC units. A richer or more creative material pallet is needed.
14. The fencing needs to become more interesting as mentioned in the last meeting.

Staff Recommendation:

“Denial” for a restudy of the architectural direction and re-study of items noted above.



MEMBERS PRESENT: BILL MARSHALL, DAVID THOMPSON, MICHELLE SMYTH, ERICA CHASE,
KRISTEN KRAUSE, PATRICK PERNELL, JEFF JOHNSTON
STAFF PRESENT: DENNIS DOWD, BILL TURNER
CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

MAY 22, 2014

5:00 P.M.

75 CALHOUN STREET

1. 3075 Bees Ferry Road – TMS# 356-00-00-044

APP. No. 145-22-1

Request Preliminary approval for new construction of a church sanctuary as per documentation submitted.

Owner: Holy Spirit Evangelical Lutheran Church
Applicant: LS3P Architects
Neighborhood: None

MOTION: Preliminary approval – address staff and Board comments, landscaping may be revised as needed.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 7 AGAINST 0

2. Henry Tecklenberg Drive – A portion of TMS# 309-00-00-262

APP. No. 145-22-2

Request Conceptual approval for new construction of an Alzheimer's Special Care Center as per documentation submitted.

Owner: JEA Senior Living
Applicant: Lenity Architecture
Neighborhood: None

MOTION: Denial – address staff comments, square off dining area and make it a building feature, restudy the roof form and reduce its mass, further break up the mass of the building.

MADE BY: D.Thompson SECOND: P.Pernell VOTE: FOR 7 AGAINST 0

3. 1540 Meeting Street – TMS# 464-00-00-043

App. No. 145-22-3

Request Preliminary approval for new construction of a climate controlled self-storage facility as per documentation submitted.

Owner: Unified Aircraft Services
Applicant: Charleston Storage Spot, LLC
Neighborhood: None

MOTION: Deferred by staff.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.